HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

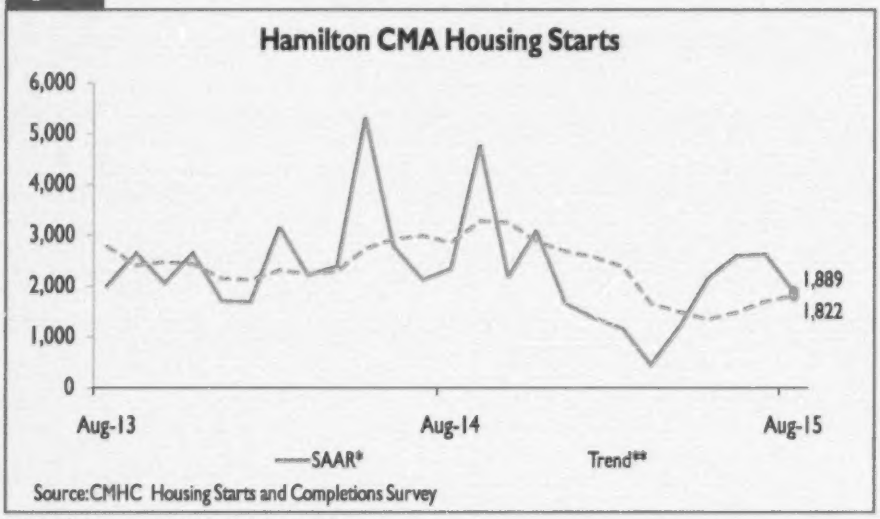
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2015

Highlights

- The trend in Hamilton CMA total housing starts was up.
- The August increase in the trend measure of housing starts was broadly based. Strong job creation and relatively low mortgage rates continued to support housing demand in Hamilton.
- The trend in Brantford CMA total housing starts was up.

Figure 1



*SAAR[1]: Seasonally Adjusted Annual Rate.
**Trend: Six-month moving average of the SAAR

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Hamilton CMA Total Housing Starts Trending Up

Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending up at 1,822 units in August compared to 1,701 units in July. The trend is a six month moving average of the monthly seasonally adjusted annual rate (SAAR) of housing starts. The August increase in the trend measure of housing starts was broadly based, with starts of all dwelling types trending up. This suggests there has been a general recovery from the decline seen during the first half of the year, particularly for multi-unit housing.

The standalone monthly SAAR was 1,889 units in August, down from 2,615 units in July, following four consecutive monthly increases. This month's decline in the SAAR measure could be transitory due to the volatile nature of apartment starts. Improving employment conditions coupled with low mortgage rates will translate into higher housing starts in the coming months. According to Statistics Canada labour force survey data, employment in Hamilton was up 0.2 per cent in August compared to July, on a seasonally adjusted basis. This August marked the sixth straight month of growth in employment. The unemployment rate remained practically stable at 5.2 per cent in August.

On a seasonally adjusted basis, existing home sales declined by 1.5 per cent in August compared to July. Conversely, the number of new listings increased 4.6 per cent, pushing down the sales-to-new listings ratio to 72 per cent in August from 76 per cent in July. Despite the decline in the sales-to-new listings ratio, the average existing home price was up 8.6 per cent in August compared to July, on a seasonally adjusted basis. The large gain in the average price was mainly due to a compositional effect. The existing home sales decline was more pronounced in the lower price ranges which helped explain the significant increase in the average home price in August. However, existing home sales in Hamilton are still above the ten-year average.

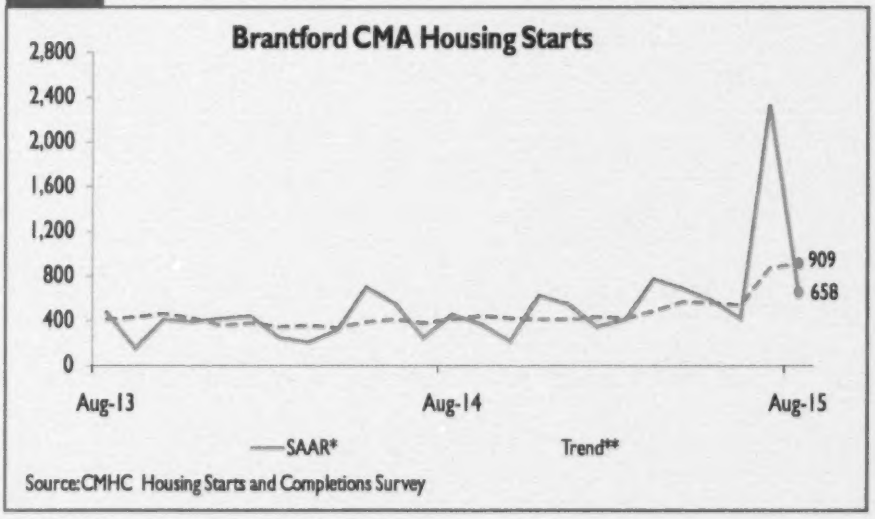
Brantford CMA Total Housing Starts Trending Up

Housing starts in the Brantford Census Metropolitan Area (CMA) were trending up at 909 units in August compared to 868 units in July. The August increase in the trend measure of housing starts was mainly due to a continued strength in townhouse construction. Full time employment growth for the 25 to 44 age group has supported the demand for townhouses. This age group has a higher concentration of first-time buyers, who tend to be more price-sensitive than other buyers. New townhouses are generally more affordable than new single-detached dwellings. The trend in single-detached housing starts was relatively flat in August.

The standalone monthly SAAR was 658 units in August, down from 2,336 units in July. This month's decline in the SAAR measure was entirely due to fewer apartment starts compared to an unusually high number of apartments that started in July. Despite this month's decline, apartment starts reached 153 units during the first eight months of this year compared to only 30 units in the same period of 2014.

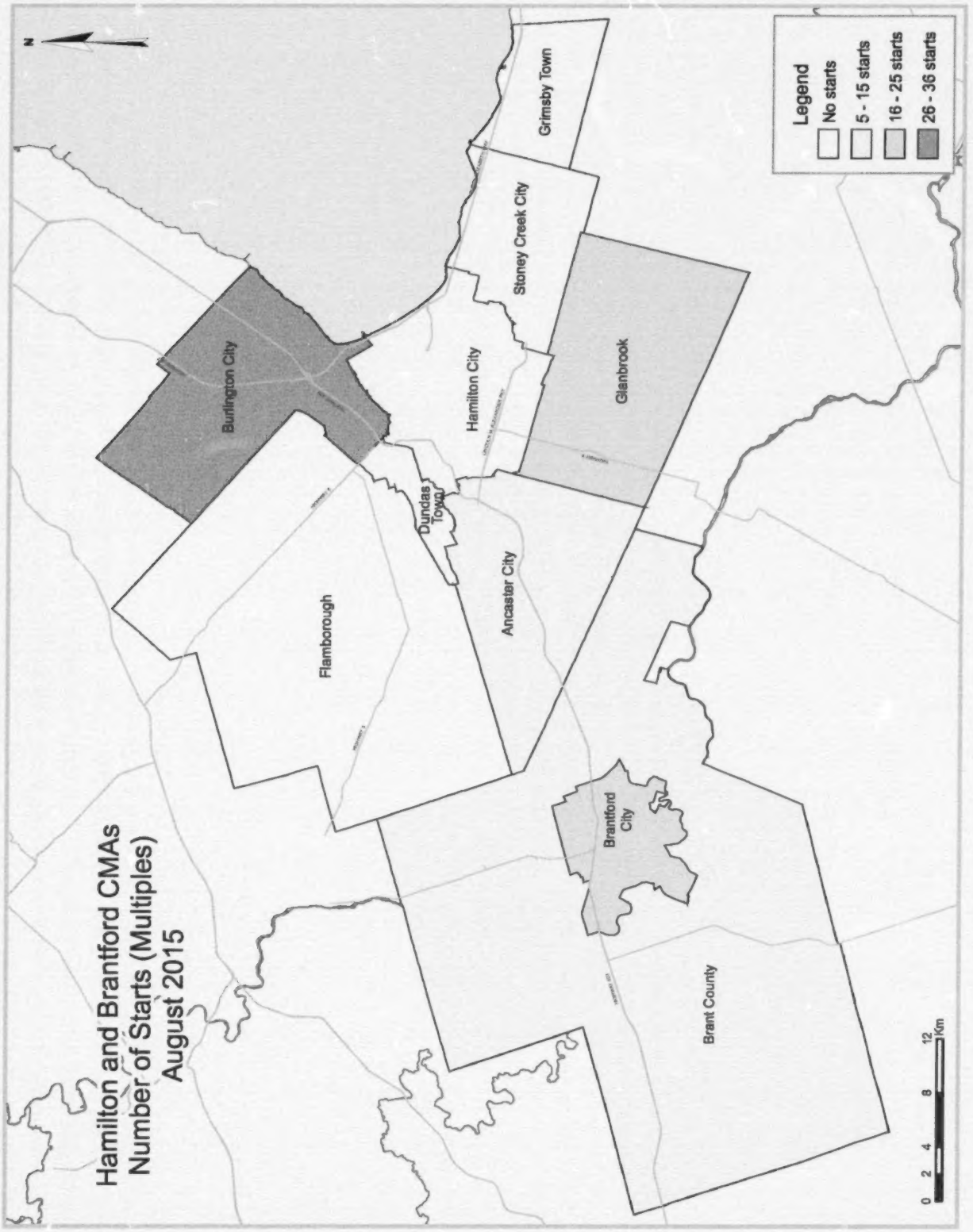
On a seasonally adjusted basis, Brantford's existing home sales increased by 4.4 per cent in August compared to July, according to data from the Brantford Regional Real Estate Association. The number of new listings increased by 3.8 per cent in August compared to July, on a seasonally adjusted basis.

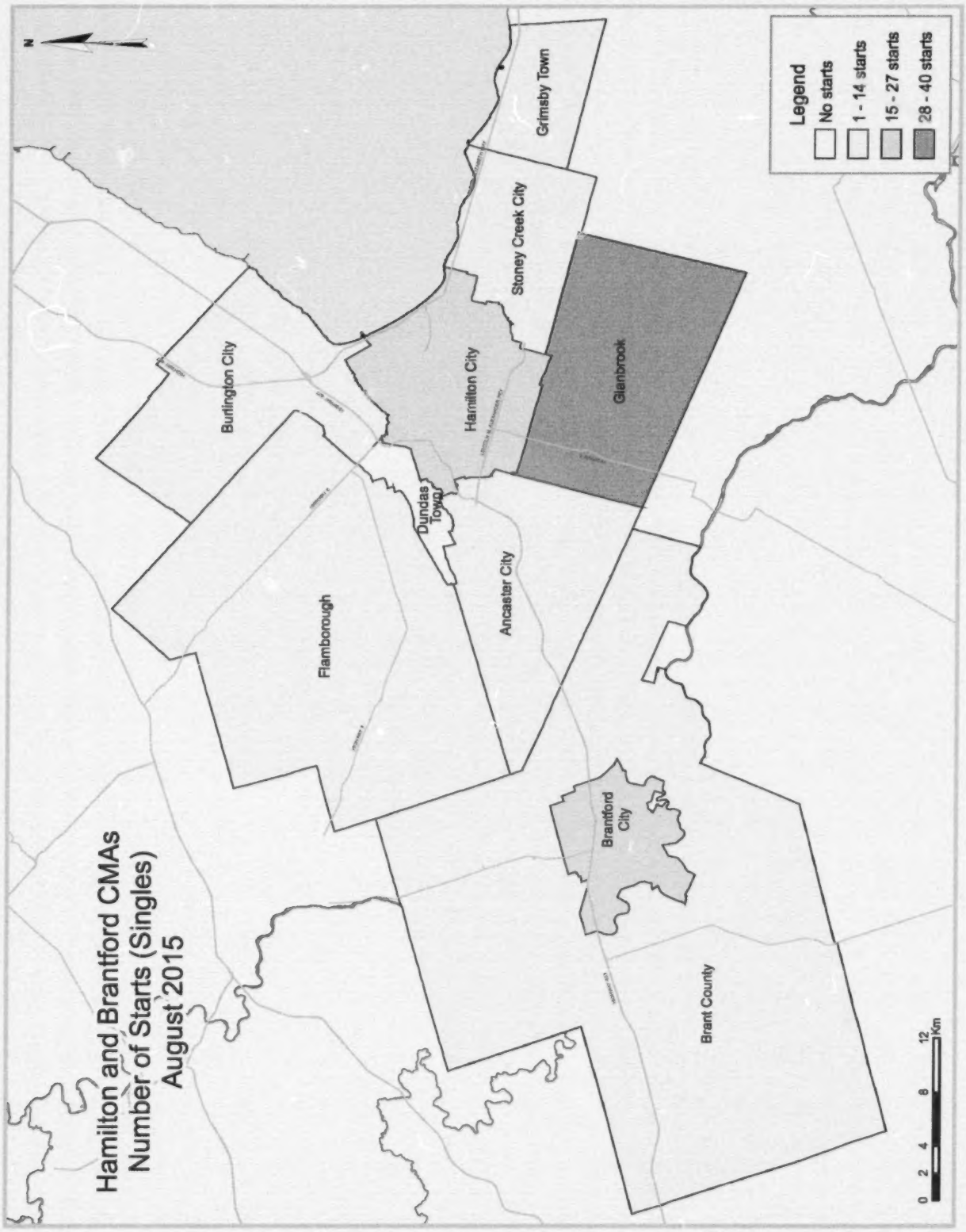
Figure 2

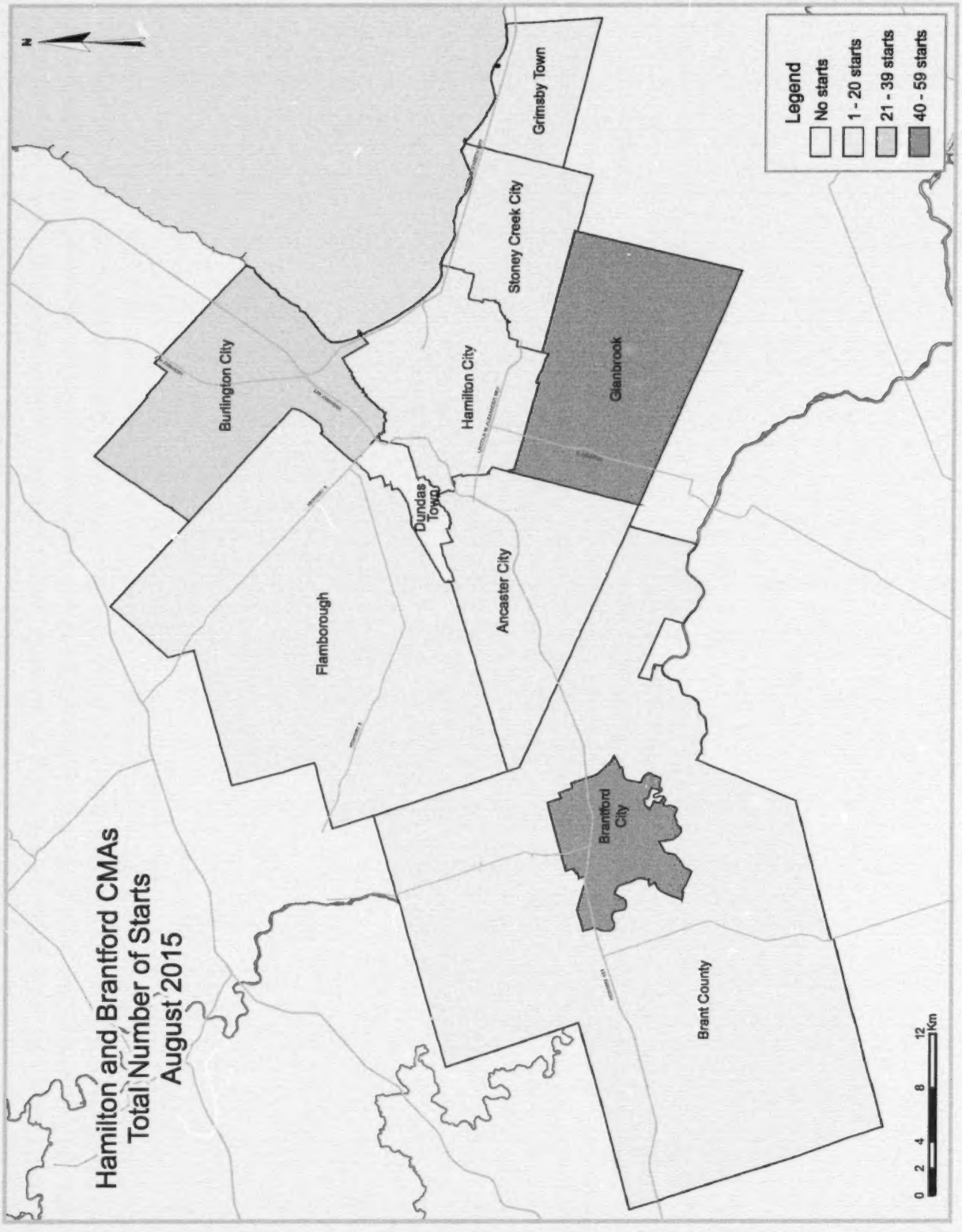


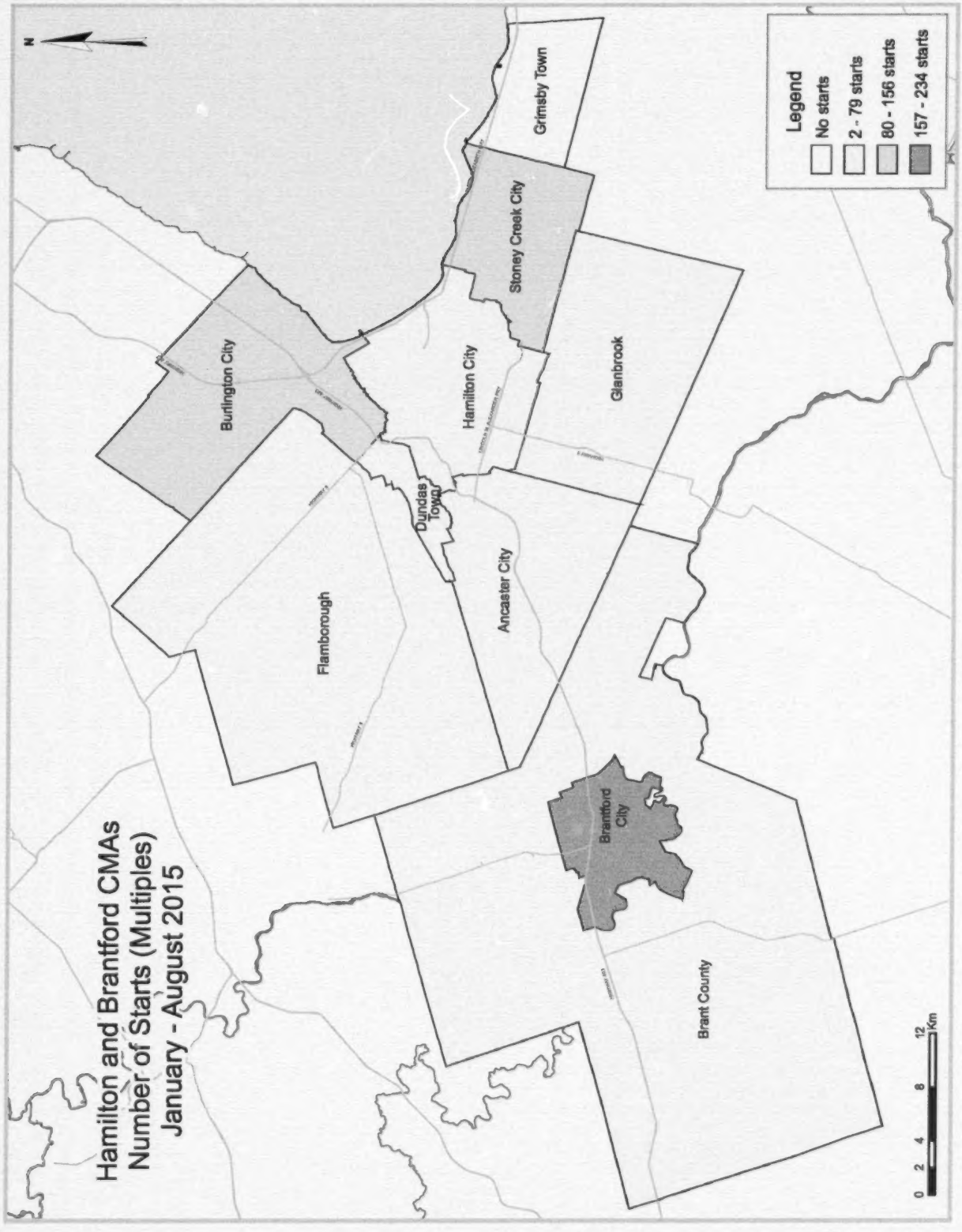
* SAAR[1]: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

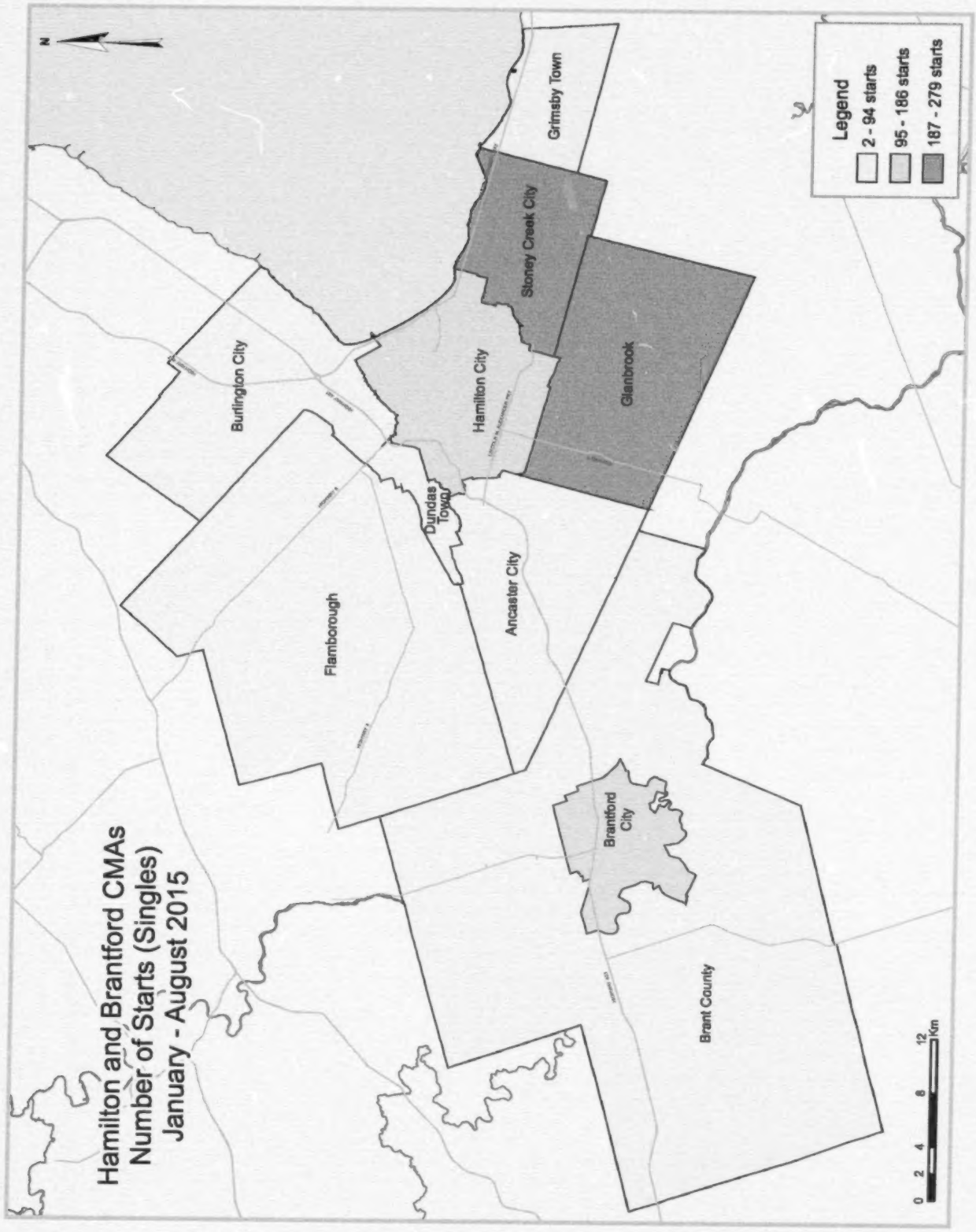
Given that the growth in the number of sales outpaced the growth in the number of new listings, the sales-to-new-listings ratio increased to 82 per cent in August from 80 per cent in July. As a result, the average existing home price increased by 1.2 per cent in August compared to a steep decline in July, on a seasonally adjusted basis. Total employment in Brantford was up by 0.5 per cent in August compared to July, on a seasonally adjusted basis.

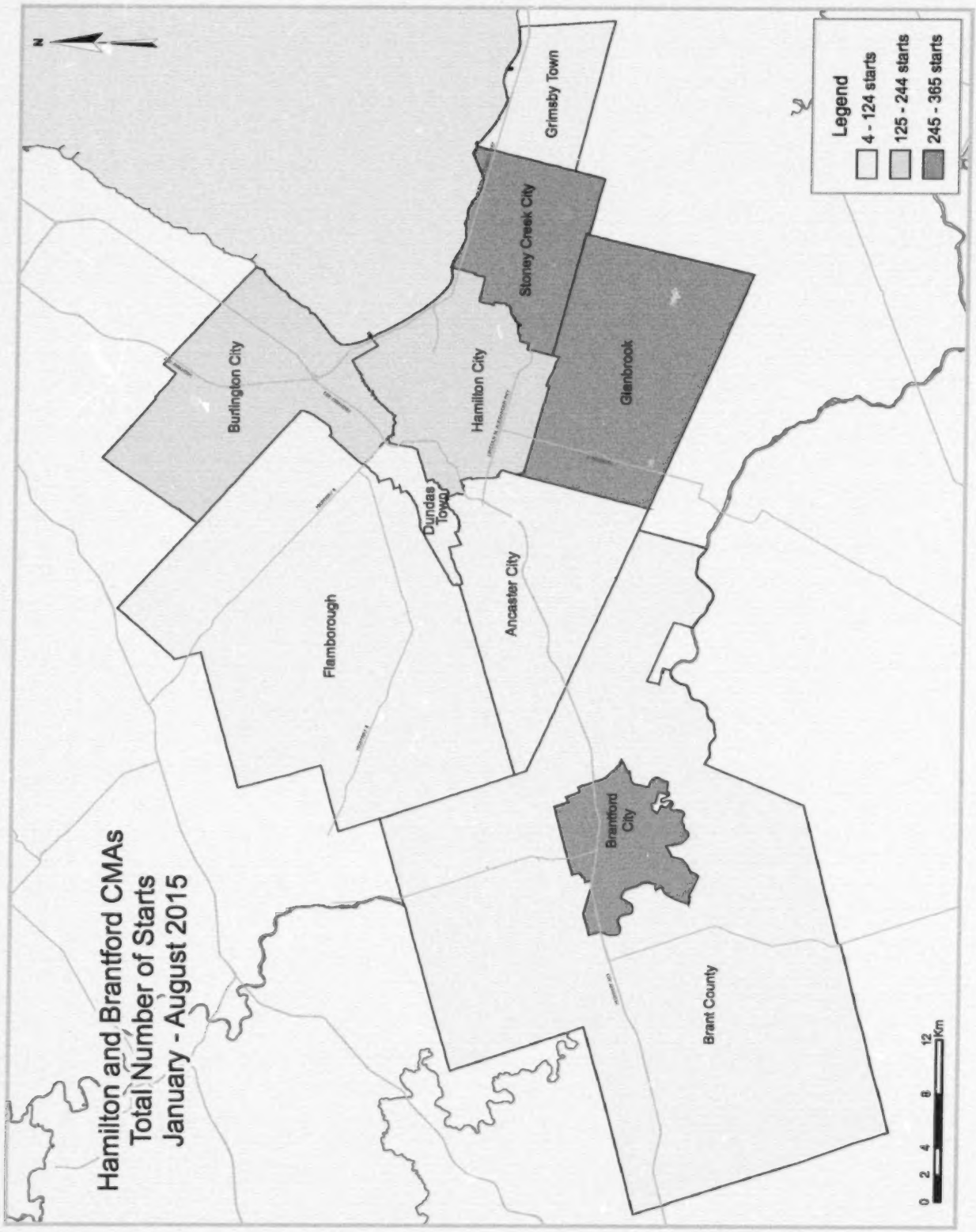

Hamilton and Brantford CMAs
Number of Starts (Multiples)
August 2015
N
Legend
No starts
5 - 15 starts
16 - 25 starts
26 - 36 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
August 2015
N
Legend
No starts
1 - 14 starts
15 - 27 starts
28 - 40 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
August 2015
N
Legend
No starts
1 - 20 starts
21 - 39 starts
40 - 59 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - August 2015
N
Legend
No starts
2 - 79 starts
80 - 156 starts
157 - 234 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - August 2015
N
Legend
2 - 94 starts
95 - 186 starts
187 - 279 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - August 2015
N
Legend
4 - 124 starts
125 - 244 starts
245 - 365 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) August 2015		
Hamilton CMA[1]	July 2015	August 2015
Trend[2]	1,701	1,822
SAAR	2,615	1,889
	August 2014	August 2015
Actual		
August - Single-Detached	111	93
August - Multiples	81	60
August - Total	192	153
January to August - Single-Detached	791	775
January to August - Multiples	1,061	393
January to August - Total	1,852	1,168

Table 1b: Housing Starts (SAAR and Trend) August 2015		
Brantford CMA[1]	July 2015	August 2015
Trend[2]	868	909
SAAR	2,336	658
	August 2014	August 2015
Actual		
August - Single-Detached	21	28
August - Multiples	18	31
August - Total	39	59
January to August - Single-Detached	155	181
January to August - Multiples	97	290
January to August - Total	252	471

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2015	93	4	24	0	0	32	0	0	153
August 2014	111	16	52	0	13	0	0	0	192
% Change	-16.2	-75.0	-53.8	n/a	-100.0	n/a	n/a	n/a	-20.3
Year-to-date 2015	773	10	250	2	44	87	2	0	1,168
Year-to-date 2014	785	62	510	6	188	181	0	120	1,852
% Change	-1.5	-83.9	-51.0	-66.7	-76.6	-51.9	n/a	-100.0	-36.9
UNDER CONSTRUCTION									
August 2015	753	12	359	2	62	294	146	279	1,907
August 2014	759	78	561	5	257	578	182	477	2,897
% Change	-0.8	-84.6	-36.0	-60.0	-75.9	-49.1	-19.8	-41.5	-34.2
COMPLETIONS									
August 2015	76	4	14	0	44	78	0	0	216
August 2014	60	8	13	1	23	0	0	0	105
% Change	26.7	-50.0	7.7	-100.0	91.3	n/a	n/a	n/a	105.7
Year-to-date 2015	687	100	501	4	190	301	38	160	1,981
Year-to-date 2014	645	68	251	11	229	286	0	2	1,492
% Change	6.5	47.1	99.6	-63.6	-17.0	5.2	n/a	**	32.8
COMPLETED & NOT ABSORBED									
August 2015	77	0	97	0	50	73	n/a	n/a	297
August 2014	56	1	9	2	5	10	n/a	n/a	83
% Change	37.5	-100.0	**	-100.0	**	**	n/a	n/a	**
ABSORBED									
August 2015	81	6	7	0	12	20	n/a	n/a	126
August 2014	75	18	14	1	23	1	n/a	n/a	132
% Change	8.0	-66.7	-50.0	-100.0	-47.8	**	n/a	n/a	-4.5
Year-to-date 2015	673	101	415	6	145	231	n/a	n/a	1,571
Year-to-date 2014	660	73	245	11	231	276	n/a	n/a	1,496
% Change	2.0	38.4	69.4	-45.5	-37.2	-16.3	n/a	n/a	5.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2015	28	6	25	0	0	0	0	0	59
August 2014	21	0	3	0	15	0	0	0	39
% Change	33.3	n/a	**	n/a	-100.0	n/a	n/a	n/a	51.3
Year-to-date 2015	180	10	115	1	12	0	0	153	471
Year-to-date 2014	145	2	16	10	41	0	8	30	252
% Change	24.1	**	**	-90.0	-70.7	n/a	-100.0	**	86.9
UNDER CONSTRUCTION									
August 2015	117	12	94	0	24	0	0	207	454
August 2014	143	6	22	9	65	0	8	30	283
% Change	-18.2	100.0	**	-100.0	-63.1	n/a	-100.0	**	60.4
COMPLETIONS									
August 2015	33	0	21	0	0	0	0	0	54
August 2014	27	0	0	1	8	0	6	0	42
% Change	22.2	n/a	n/a	-100.0	-100.0	n/a	-100.0	n/a	28.6
Year-to-date 2015	207	2	32	6	30	0	3	4	284
Year-to-date 2014	165	6	18	1	38	0	6	0	234
% Change	25.5	-66.7	77.8	**	-21.1	n/a	-50.0	n/a	21.4
COMPLETED & NOT ABSORBED									
August 2015	23	2	6	0	10	0	n/a	n/a	41
August 2014	21	0	0	0	10	0	n/a	n/a	31
% Change	9.5	n/a	n/a	n/a	0.0	n/a	n/a	n/a	32.3
ABSORBED									
August 2015	27	0	16	0	0	0	n/a	n/a	43
August 2014	24	0	2	1	11	0	n/a	n/a	44
% Change	12.5	n/a	**	-100.0	-100.0	n/a	n/a	n/a	-2.3
Year-to-date 2015	211	0	26	7	30	0	n/a	n/a	277
Year-to-date 2014	170	6	34	1	42	0	n/a	n/a	260
% Change	24.1	-100.0	-23.5	**	-28.6	n/a	n/a	n/a	6.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
August 2015	90	0	24	0	0	0	0	0	114
August 2014	99	16	38	0	13	0	0	0	166
Former Hamilton City									
August 2015	20	0	0	0	0	0	0	0	20
August 2014	29	6	0	0	0	0	0	0	35
Stoney Creek City									
August 2015	12	0	0	0	0	0	0	0	12
August 2014	36	10	14	0	7	0	0	0	67
Ancaster City									
August 2015	14	0	5	0	0	0	0	0	19
August 2014	14	0	0	0	0	0	0	0	14
Dundas Town									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
Flamborough									
August 2015	4	0	0	0	0	0	0	0	4
August 2014	3	0	13	0	0	0	0	0	16
Glanbrook									
August 2015	40	0	19	0	0	0	0	0	59
August 2014	17	0	11	0	6	0	0	0	34
City of Burlington									
August 2015	2	4	0	0	0	32	0	0	38
August 2014	2	0	0	0	0	0	0	0	2
Grimsby									
August 2015	1	0	0	0	0	0	0	0	1
August 2014	10	0	14	0	0	0	0	0	24
Hamilton CMA									
August 2015	93	4	24	0	0	32	0	0	153
August 2014	111	16	52	0	13	0	0	0	192
Brant County									
August 2015	4	6	6	0	0	0	0	0	16
August 2014	10	0	0	0	5	0	0	0	15
Brantford City									
August 2015	24	0	19	0	0	0	0	0	43
August 2014	11	0	3	0	10	0	0	0	24
Brantford CMA									
August 2015	28	6	25	0	0	0	0	0	59
August 2014	21	0	3	0	15	0	0	0	39

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
August 2015	641	4	328	0	23	161	146	120	1,423
August 2014	586	74	399	0	199	231	182	170	1,841
Former Hamilton City									
August 2015	131	2	31	0	0	161	132	120	577
August 2014	136	44	45	0	38	125	168	170	726
Stoney Creek City									
August 2015	172	0	166	0	16	0	14	0	368
August 2014	156	30	51	0	54	64	14	0	369
Ancaster City									
August 2015	52	0	16	0	0	0	0	0	68
August 2014	105	0	30	0	0	39	0	0	174
Dundas Town									
August 2015	2	2	0	0	0	0	0	0	4
August 2014	5	0	0	0	0	0	0	0	5
Flamborough									
August 2015	15	0	56	0	0	0	0	0	71
August 2014	43	0	73	0	28	3	0	0	147
Glanbrook									
August 2015	269	0	59	0	7	0	0	0	335
August 2014	141	0	200	0	79	0	0	0	420
City of Burlington									
August 2015	89	8	31	0	39	133	0	155	455
August 2014	63	4	8	0	39	314	0	307	735
Grimsby									
August 2015	23	0	0	2	0	0	0	4	29
August 2014	110	0	154	5	19	33	0	0	321
Hamilton CMA									
August 2015	753	12	359	2	62	294	146	279	1,907
August 2014	759	78	561	5	257	578	182	477	2,897
Brant County									
August 2015	47	10	32	0	0	0	0	0	89
August 2014	66	4	0	9	18	0	0	0	97
Brantford City									
August 2015	70	2	62	0	24	0	0	207	365
August 2014	77	2	22	0	47	0	8	30	186
Brantford CMA									
August 2015	117	12	94	0	24	0	0	207	454
August 2014	143	6	22	9	65	0	8	30	283

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
August 2015	55	4	14	0	44	0	0	0	117
August 2014	52	6	0	0	5	0	0	0	63
Former Hamilton City									
August 2015	16	0	0	0	0	0	0	0	16
August 2014	10	4	0	0	0	0	0	0	14
Stoney Creek City									
August 2015	13	4	8	0	31	0	0	0	56
August 2014	23	0	0	0	0	0	0	0	23
Ancaster City									
August 2015	10	0	0	0	0	0	0	0	10
August 2014	8	0	0	0	0	0	0	0	8
Dundas Town									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
Flamborough									
August 2015	6	0	0	0	0	0	0	0	6
August 2014	2	0	0	0	0	0	0	0	2
Glanbrook									
August 2015	10	0	6	0	13	0	0	0	29
August 2014	9	2	0	0	5	0	0	0	16
City of Burlington									
August 2015	19	0	0	0	0	78	0	0	97
August 2014	8	2	0	0	10	0	0	0	20
Grimsby									
August 2015	2	0	0	0	0	0	0	0	2
August 2014	0	0	13	1	8	0	0	0	22
Hamilton CMA									
August 2015	76	4	14	0	44	78	0	0	216
August 2014	60	8	13	1	23	0	0	0	105
Brant County									
August 2015	2	0	16	0	0	0	0	0	18
August 2014	12	0	0	1	0	0	0	0	13
Brantford City									
August 2015	31	0	5	0	0	0	0	0	36
August 2014	15	0	0	0	8	0	6	0	29
Brantford CMA									
August 2015	33	0	21	0	0	0	0	0	54
August 2014	27	0	0	1	8	0	6	0	42

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
August 2015	62	0	69	0	50	15	n/a	n/a	196
August 2014	46	1	4	0	5	0	n/a	n/a	56
Former Hamilton City									
August 2015	3	0	2	0	0	12	n/a	n/a	17
August 2014	3	0	1	0	0	0	n/a	n/a	4
Stoney Creek City									
August 2015	26	0	28	0	33	0	n/a	n/a	87
August 2014	14	1	0	0	0	0	n/a	n/a	15
Ancaster City									
August 2015	10	0	3	0	0	0	n/a	n/a	13
August 2014	10	0	0	0	0	0	n/a	n/a	10
Dundas Town									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
August 2015	1	0	0	0	0	3	n/a	n/a	4
August 2014	2	0	2	0	0	0	n/a	n/a	4
Glanbrook									
August 2015	22	0	36	0	17	0	n/a	n/a	75
August 2014	17	0	1	0	5	0	n/a	n/a	23
City of Burlington									
August 2015	12	0	3	0	0	58	n/a	n/a	73
August 2014	7	0	0	0	0	10	n/a	n/a	17
Grimsby									
August 2015	3	0	25	0	0	0	n/a	n/a	28
August 2014	3	0	5	2	0	0	n/a	n/a	10
Hamilton CMA									
August 2015	77	0	97	0	50	73	n/a	n/a	297
August 2014	56	1	9	2	5	10	n/a	n/a	83
Brant County									
August 2015	6	0	0	0	1	0	n/a	n/a	7
August 2014	8	0	0	0	1	0	n/a	n/a	9
Brantford City									
August 2015	17	2	6	0	9	0	n/a	n/a	34
August 2014	13	0	0	0	9	0	n/a	n/a	22
Brantford CMA									
August 2015	23	2	6	0	10	0	n/a	n/a	41
August 2014	21	0	0	0	10	0	n/a	n/a	31

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
August 2015	59	6	4	0	12	0	n/a	n/a	81
August 2014	62	16	1	0	5	1	n/a	n/a	85
Former Hamilton City									
August 2015	16	0	0	0	0	0	n/a	n/a	16
August 2014	10	4	0	0	0	1	n/a	n/a	15
Stoney Creek City									
August 2015	17	6	2	0	2	0	n/a	n/a	27
August 2014	31	10	1	0	0	0	n/a	n/a	42
Ancaster City									
August 2015	12	0	0	0	0	0	n/a	n/a	12
August 2014	9	0	0	0	0	0	n/a	n/a	9
Dundas Town									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
August 2015	6	0	0	0	0	0	n/a	n/a	6
August 2014	2	0	0	0	0	0	n/a	n/a	2
Glanbrook									
August 2015	8	0	2	0	10	0	n/a	n/a	20
August 2014	10	2	0	0	5	0	n/a	n/a	17
City of Burlington									
August 2015	20	0	0	0	0	20	n/a	n/a	40
August 2014	11	2	0	0	10	0	n/a	n/a	23
Grimsby									
August 2015	2	0	3	0	0	0	n/a	n/a	5
August 2014	2	0	13	1	8	0	n/a	n/a	24
Hamilton CMA									
August 2015	81	6	7	0	12	20	n/a	n/a	126
August 2014	75	18	14	1	23	1	n/a	n/a	132
Brant County									
August 2015	0	0	16	0	0	0	n/a	n/a	16
August 2014	12	0	0	1	0	0	n/a	n/a	13
Brantford City									
August 2015	27	0	0	0	0	0	n/a	n/a	27
August 2014	12	0	2	0	11	0	n/a	n/a	25
Brantford CMA									
August 2015	27	0	16	0	0	0	n/a	n/a	43
August 2014	24	0	2	1	11	0	n/a	n/a	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type August 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Hamilton CMA	93	111	4	16	24	65	32	0	153	192	-20.3
City of Hamilton	90	99	0	16	24	51	0	0	114	166	-31.3
Former Hamilton City	20	29	0	6	0	0	0	0	20	35	-42.9
Stoney Creek City	12	36	0	10	0	21	0	0	12	67	-82.1
Ancaster City	14	14	0	0	5	0	0	0	19	14	35.7
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	4	3	0	0	0	13	0	0	4	16	-75.0
Glanbrook	40	17	0	0	19	17	0	0	59	34	73.5
City of Burlington	2	2	4	0	0	0	32	0	38	2	**
Grimsby	1	10	0	0	0	14	0	0	1	24	-95.8
Brantford CMA	28	21	6	0	25	18	0	0	59	39	51.3
Brant County	4	10	6	0	6	5	0	0	16	15	6.7
Brantford City	24	11	0	0	19	13	0	0	43	24	79.2

Table 2.1: Starts by Submarket and by Dwelling Type January - August 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	775	791	12	62	294	698	87	301	1,168	1,852	-36.9
City of Hamilton	713	639	8	62	251	486	0	190	972	1377	-29.4
Former Hamilton City	151	162	4	30	31	65	0	126	186	383	-51.4
Stoney Creek City	202	181	2	30	141	99	0	64	345	374	-7.8
Ancaster City	58	123	0	0	16	30	0	0	74	153	-51.6
Dundas Town	2	2	2	0	0	0	0	0	4	2	100.0
Flamborough	21	23	0	0	31	101	0	0	52	124	-58.1
Glanbrook	279	148	0	2	32	191	0	0	311	341	-8.8
City of Burlington	37	36	4	0	43	34	87	78	171	148	15.5
Grimsby	25	116	0	0	0	178	0	33	25	327	-92.4
Brantford CMA	181	155	10	2	127	65	153	30	471	252	86.9
Brant County	50	82	8	2	48	22	0	0	106	106	0.0
Brantford City	131	73	2	0	79	43	153	30	365	146	150.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Hamilton CMA	24	65	0	0	32	0	0	0
City of Hamilton	24	51	0	0	0	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	21	0	0	0	0	0	0
Ancaster City	5	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	13	0	0	0	0	0	0
Glanbrook	19	17	0	0	0	0	0	0
City of Burlington	0	0	0	0	32	0	0	0
Grimsby	0	14	0	0	0	0	0	0
Brantford CMA	25	18	0	0	0	0	0	0
Brant County	6	5	0	0	0	0	0	0
Brantford City	19	13	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	294	698	0	0	87	181	0	120
City of Hamilton	251	486	0	0	0	70	0	120
Former Hamilton City	31	65	0	0	0	6	0	120
Stoney Creek City	141	99	0	0	0	64	0	0
Ancaster City	16	30	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	31	101	0	0	0	0	0	0
Glanbrook	32	191	0	0	0	0	0	0
City of Burlington	43	34	0	0	87	78	0	0
Grimsby	0	178	0	0	0	33	0	0
Brantford CMA	127	57	0	8	0	0	153	30
Brant County	48	22	0	0	0	0	0	0
Brantford City	79	35	0	8	0	0	153	30

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Hamilton CMA	121	179	32	13	0	0	153	192
City of Hamilton	114	153	0	13	0	0	114	166
Former Hamilton City	20	35	0	0	0	0	20	35
Stoney Creek City	12	60	0	7	0	0	12	67
Ancaster City	19	14	0	0	0	0	19	14
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	4	16	0	0	0	0	4	16
Glanbrook	59	28	0	6	0	0	59	34
City of Burlington	6	2	32	0	0	0	38	2
Grimsby	1	24	0	0	0	0	1	24
Brantford CMA	59	24	0	15	0	0	59	39
Brant County	16	10	0	5	0	0	16	15
Brantford City	43	14	0	10	0	0	43	24

Table 2.5: Starts by Submarket and by Intended Market
January - August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	1,033	1,357	133	375	2	120	1,168	1,852
City of Hamilton	951	1,057	19	200	2	120	972	1,377
Former Hamilton City	184	257	0	6	2	120	186	383
Stoney Creek City	326	262	19	112	0	0	345	374
Ancaster City	74	153	0	0	0	0	74	153
Dundas Town	4	2	0	0	0	0	4	2
Flamborough	52	96	0	28	0	0	52	124
Glanbrook	311	287	0	54	0	0	311	341
City of Burlington	59	43	112	105	0	0	171	148
Grimsby	23	257	2	70	0	0	25	327
Brantford CMA	305	163	13	51	153	38	471	252
Brant County	105	74	1	32	0	0	106	106
Brantford City	200	89	12	19	153	38	365	146

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Hamilton CMA	76	61	4	8	58	36	78	0	216	105	105.7
City of Hamilton	55	52	4	6	58	5	0	0	117	63	85.7
Former Hamilton City	16	10	0	4	0	0	0	0	16	14	14.3
Stoney Creek City	13	23	4	0	39	0	0	0	56	23	143.5
Ancaster City	10	8	0	0	0	0	0	0	10	8	25.0
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	6	2	0	0	0	0	0	0	6	2	200.0
Glanbrook	10	9	0	2	19	5	0	0	29	16	81.3
City of Burlington	19	8	0	2	0	10	78	0	97	20	**
Grimsby	2	1	0	0	0	21	0	0	2	22	-90.9
Brantford CMA	33	29	0	0	21	13	0	0	54	42	28.6
Brant County	2	n/a	0	0	16	0	0	0	18	13	38.5
Brantford City	31	16	0	0	5	13	0	0	36	29	24.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	691	656	102	68	727	474	461	294	1981	1492	32.8
City of Hamilton	559	566	102	60	502	277	225	84	1388	987	40.6
Former Hamilton City	115	147	56	18	66	43	121	76	358	284	26.1
Stoney Creek City	192	84	42	34	190	42	65	0	489	160	**
Ancaster City	77	159	0	0	42	32	39	6	158	197	-19.8
Dundas Town	3	4	0	0	0	0	0	0	3	4	-25.0
Flamborough	88	29	4	6	63	24	0	2	155	61	154.1
Glanbrook	84	143	0	2	141	136	0	0	225	281	-19.9
City of Burlington	56	60	0	8	69	77	203	210	328	355	-7.6
Grimsby	76	30	0	0	156	120	33	0	265	150	76.7
Brantford CMA	213	167	2	6	65	61	4	0	284	234	21.4
Brant County	59	n/a	0	0	20	21	0	0	79	94	-16.0
Brantford City	154	94	2	6	45	40	4	0	205	140	46.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Hamilton CMA	58	36	0	0	78	0	0	0
City of Hamilton	58	5	0	0	0	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	39	0	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	19	5	0	0	0	0	0	0
City of Burlington	0	10	0	0	78	0	0	0
Grimsby	0	21	0	0	0	0	0	0
Brantford CMA	21	8	0	5	0	0	0	0
Brant County	16	0	0	0	0	0	0	0
Brantford City	5	8	0	5	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	691	474	36	0	301	292	160	2
City of Hamilton	466	277	36	0	213	82	12	2
Former Hamilton City	30	43	36	0	119	76	2	0
Stoney Creek City	190	42	0	0	55	0	10	0
Ancaster City	42	32	0	0	39	6	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	63	24	0	0	0	0	0	2
Glanbrook	141	136	0	0	0	0	0	0
City of Burlington	69	77	0	0	88	210	115	0
Grimsby	156	120	0	0	0	0	33	0
Brantford CMA	62	56	3	5	0	0	4	0
Brant County	20	21	0	0	0	0	0	0
Brantford City	42	35	3	5	0	0	4	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Hamilton CMA	94	81	122	24	0	0	216	105
City of Hamilton	73	58	44	5	0	0	117	63
Former Hamilton City	16	14	0	0	0	0	16	14
Stoney Creek City	25	23	31	0	0	0	56	23
Ancaster City	10	8	0	0	0	0	10	8
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	6	2	0	0	0	0	6	2
Glanbrook	16	11	13	5	0	0	29	16
City of Burlington	19	10	78	10	0	0	97	20
Grimsby	2	13	0	9	0	0	2	22
Brantford CMA	54	27	0	9	0	6	54	42
Brant County	18	12	0	1	0	0	18	13
Brantford City	36	15	0	8	0	6	36	29

Table 3.5: Completions by Submarket and by Intended Market
January - August 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	1,288	964	495	526	198	2	1,981	1,492
City of Hamilton	994	817	344	168	50	2	1,386	987
Former Hamilton City	185	187	133	97	40	0	358	284
Stoney Creek City	367	152	112	8	10	0	489	160
Ancaster City	119	195	39	2	0	0	158	197
Dundas Town	3	4	0	0	0	0	3	4
Flamborough	152	47	3	12	0	2	155	61
Glanbrook	168	232	57	49	0	0	225	281
City of Burlington	85	83	128	272	115	0	328	355
Grimsby	209	64	23	86	33	0	265	150
Brantford CMA	241	189	36	39	7	6	284	234
Brant County	69	75	10	19	0	0	79	94
Brantford City	172	114	26	20	7	6	205	140

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
August 2015	10	16.9	9	15.3	5	8.5	13	22.0	22	37.3	59	479,000	503,703
August 2014	4	6.5	2	3.2	6	9.7	11	17.7	39	62.9	62	531,945	527,329
Year-to-date 2015	57	10.6	95	17.7	43	8.0	133	24.7	210	39.0	538	480,750	504,015
Year-to-date 2014	60	10.6	60	10.6	120	21.3	111	19.7	213	37.8	564	469,000	493,441
Former Hamilton City													
August 2015	4	25.0	4	25.0	1	6.3	6	37.5	1	6.3	16	424,000	415,769
August 2014	1	10.0	2	20.0	2	20.0	3	30.0	2	20.0	10	435,000	428,239
Year-to-date 2015	14	12.3	21	18.4	13	11.4	45	39.5	21	18.4	114	460,745	463,516
Year-to-date 2014	7	4.7	25	16.8	60	40.3	26	17.4	31	20.8	149	428,537	461,019
Stoney Creek City													
August 2015	4	23.5	4	23.5	1	5.9	3	17.6	5	29.4	17	449,000	460,271
August 2014	0	0.0	0	0.0	2	6.5	2	6.5	27	87.1	31	570,000	579,010
Year-to-date 2015	14	8.1	25	14.5	13	7.6	30	17.4	90	52.3	172	519,450	518,882
Year-to-date 2014	8	8.8	7	7.7	13	14.3	8	8.8	55	60.4	91	529,900	525,545
Ancaster City													
August 2015	0	0.0	0	0.0	1	8.3	1	8.3	10	83.3	12	614,000	631,391
August 2014	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
Year-to-date 2015	4	5.0	0	0.0	3	3.8	14	17.5	59	73.8	80	559,624	620,438
Year-to-date 2014	2	1.3	12	7.5	21	13.2	38	23.9	86	54.1	159	507,900	542,512
Dundas Town													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2014	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Flamborough													
August 2015	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	14	15.6	33	36.7	3	3.3	23	25.6	17	18.9	90	389,900	466,432
Year-to-date 2014	3	13.0	1	4.3	0	0.0	0	0.0	19	82.6	23	544,990	616,953
Glanbrook													
August 2015	2	25.0	1	12.5	2	25.0	1	12.5	2	25.0	8	--	--
August 2014	3	30.0	0	0.0	2	20.0	3	30.0	2	20.0	10	449,561	422,183
Year-to-date 2015	11	13.9	16	20.3	11	13.9	20	25.3	21	26.6	79	469,000	453,141
Year-to-date 2014	40	29.0	15	10.9	25	18.1	39	28.3	19	13.8	138	429,995	422,208
City of Burlington													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	780,000	1,094,173
August 2014	1	9.1	0	0.0	0	0.0	0	0.0	10	90.9	11	650,000	701,544
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	50	100.0	50	1,000,000	1,337,809
Year-to-date 2014	1	1.6	1	1.6	0	0.0	0	0.0	59	96.7	61	695,000	1,272,372
Grimsby													
August 2015	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
August 2014	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2015	9	10.5	22	25.6	21	24.4	15	17.4	19	22.1	86	429,000	454,559
Year-to-date 2014	3	10.3	4	13.8	6	20.7	9	31.0	7	24.1	29	462,990	455,055

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
August 2015	10	12.3	10	12.3	5	6.2	13	16.0	43	53.1	81	529,000	648,910
August 2014	5	6.7	2	2.7	6	8.0	13	17.3	49	65.3	75	549,000	551,872
Year-to-date 2015	66	9.8	117	17.4	64	9.5	148	22.0	279	41.4	674	489,000	559,558
Year-to-date 2014	64	9.8	65	9.9	126	19.3	120	18.3	279	42.7	654	482,775	564,391

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
August 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	1	7.7	2	15.4	2	15.4	0	0.0	8	61.5	13	659,000	576,885
Year-to-date 2015	7	10.9	6	9.4	9	14.1	7	10.9	35	54.7	64	519,945	527,609
Year-to-date 2014	6	8.5	10	14.1	7	9.9	8	11.3	40	56.3	71	539,900	541,159
Brantford City													
August 2015	2	7.7	9	34.6	2	7.7	9	34.6	4	15.4	26	449,500	438,765
August 2014	3	25.0	7	58.3	0	0.0	1	8.3	1	8.3	12	379,950	371,700
Year-to-date 2015	42	27.8	36	23.8	26	17.2	28	18.5	19	12.6	151	399,000	403,534
Year-to-date 2014	41	41.0	53	53.0	3	3.0	1	1.0	2	2.0	100	358,990	350,172
Brantford CMA													
August 2015	2	7.7	9	34.6	2	7.7	9	34.6	4	15.4	26	449,500	438,765
August 2014	4	16.0	9	36.0	2	8.0	1	4.0	9	36.0	25	389,000	478,396
Year-to-date 2015	49	22.8	42	19.5	35	16.3	35	16.3	54	25.1	215	424,900	440,468
Year-to-date 2014	47	27.5	63	36.8	10	5.8	9	5.3	42	24.6	171	382,900	429,470

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2015

Submarket	Aug 2015	Aug 2014	% Change	YTD 2015	YTD 2014	% Change
Hamilton CMA	648,910	551,872	17.6	559,558	564,391	-0.9
City of Hamilton	503,703	527,329	-4.5	504,015	493,441	2.1
Former Hamilton City	415,769	428,239	-2.9	463,516	461,019	0.5
Stoney Creek City	460,271	579,010	-20.5	518,882	525,545	-1.3
Ancaster City	631,391	--	n/a	620,438	542,512	14.4
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	466,432	616,953	-24.4
Glanbrook	--	422,183	n/a	453,141	422,208	7.3
City of Burlington	1,094,173	701,544	56.0	1,337,809	1,272,372	5.1
Grimsby	--	--	n/a	454,559	455,055	-0.1
Brantford CMA	438,765	478,396	-8.3	440,468	429,470	2.6
Brant County	--	576,885	n/a	527,609	541,159	-2.5
Brantford City	438,765	371,700	18.0	403,534	350,172	15.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton August 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	742	3.2	1,108	1,349	1,555	71.3	386,451	10.4	395,530
	February	922	1.1	1,071	1,306	1,506	71.1	398,239	6.1	392,760
	March	1,215	8.4	1,133	1,731	1,523	74.4	410,553	5.8	403,992
	April	1,427	-2.0	1,149	2,089	1,641	70.0	414,736	9.3	399,262
	May	1,605	4.2	1,230	2,309	1,730	71.1	406,007	-2.6	394,000
	June	1,525	16.1	1,230	2,077	1,698	72.4	409,195	4.8	401,202
	July	1,496	20.9	1,266	1,808	1,655	76.5	412,694	7.7	410,200
	August	1,164	1.1	1,224	1,447	1,628	75.2	397,938	5.8	404,566
	September	1,227	6.3	1,234	1,881	1,614	76.5	411,699	5.4	412,158
	October	1,208	4.4	1,210	1,669	1,682	71.9	420,565	9.4	421,127
	November	1,051	2.8	1,281	1,155	1,620	79.1	398,590	8.0	404,823
	December	742	7.7	1,189	604	1,575	75.5	387,922	4.6	414,972
2015	January	685	-7.7	1,104	1,328	1,565	70.5	417,700	8.1	427,753
	February	1,041	12.9	1,205	1,339	1,603	75.2	437,386	9.8	430,737
	March	1,342	10.5	1,221	2,009	1,709	71.4	443,706	8.1	433,079
	April	1,642	15.1	1,308	2,225	1,735	75.4	448,007	8.0	431,450
	May	1,752	9.2	1,372	2,433	1,799	76.3	447,019	10.1	434,382
	June	1,985	30.2	1,482	2,340	1,779	83.3	449,945	10.0	439,550
	July	1,564	4.5	1,344	1,835	1,758	76.5	434,730	5.3	434,554
	August	1,251	7.5	1,324	1,687	1,838	72.0	464,101	16.6	472,018
	September									
	October									
	November									
	December									
	Q2 2014	4,557	5.8		6,475			409,808	3.5	
	Q2 2015	5,379	18.0		6,998			448,400	9.4	
	YTD 2014	10,096	6.8		14,116			406,184	5.4	
	YTD 2015	11,262	11.5		15,196			444,801	9.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford August 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	97	-17.8	145	193	221	65.6	245,837	-10.4	245,837
	February	110	-30.4	125	166	206	60.7	254,870	5.3	254,870
	March	161	-6.9	151	249	235	64.3	275,975	7.1	275,975
	April	168	-21.1	156	297	245	63.7	277,189	2.4	277,189
	May	218	-7.6	178	323	254	70.1	276,995	5.3	276,995
	June	244	-0.4	196	278	246	79.7	254,012	-3.0	254,012
	July	247	35.0	217	318	264	82.2	286,415	14.3	286,415
	August	193	12.2	192	261	275	69.8	264,296	-4.5	264,296
	September	190	9.8	179	270	233	76.8	262,552	1.3	262,552
	October	178	3.5	178	237	240	74.2	299,147	9.7	299,147
	November	162	6.6	188	182	239	78.7	267,339	-1.8	267,339
	December	107	8.1	170	90	206	82.5	265,594	-9.2	265,594
2015	January	113	16.5	177	186	222	79.7	263,357	7.1	263,357
	February	151	37.3	170	191	248	68.5	285,191	11.9	285,191
	March	200	24.2	185	342	305	60.7	266,681	-3.4	266,681
	April	272	61.9	244	304	245	99.6	301,925	8.9	301,925
	May	232	6.4	195	294	235	83.0	303,422	9.5	303,422
	June	249	2.0	194	308	245	79.2	312,515	23.0	312,515
	July	244	-1.2	206	306	261	78.9	295,585	3.2	295,585
	August	225	16.6	215	274	271	79.3	299,185	13.2	299,185
	September									
	October									
	November									
	December									
	Q2 2014	630	-9.2		898			268,145	1.2	
	Q2 2015	753	19.5		906			305,888	14.1	
	YTD 2014	1,438	-4.0		2,085			269,124	2.7	
	YTD 2015	1,686	17.2		2,205			294,147	9.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
August 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	109.6	123.3	374.7	6.1	63.1	904
	February	595	3.14	5.24	110.0	124.6	378.9	6.0	63.6	896
	March	581	3.14	4.99	110.1	125.1	381.5	5.8	63.9	910
	April	570	3.14	4.79	110.3	125.9	382.9	6.1	64.3	920
	May	570	3.14	4.79	110.6	126.5	381.3	6.3	64.1	935
	June	570	3.14	4.79	111.3	126.9	381.8	6.5	64.3	942
	July	570	3.14	4.79	111.5	126.5	383.8	6.4	64.4	950
	August	570	3.14	4.79	111.8	126.5	385.8	6.1	64.6	949
	September	570	3.14	4.79	112.0	126.7	386.0	5.9	64.3	948
	October	570	3.14	4.79	112.4	126.8	385.2	5.4	63.9	930
	November	570	3.14	4.79	112.9	126.3	383.8	5.3	63.5	919
	December	570	3.14	4.79	113.4	125.4	380.4	5.4	63.0	911
2015	January	570	3.14	4.79	113.5	125.3	379	5.7	62.9	914
	February	567	2.89	4.74	113.4	126.2	377.1	5.6	62.5	917
	March	567	2.89	4.74	113.6	127.1	377.7	5.6	62.5	919
	April	561	2.89	4.64	113.6	126.9	379.8	5.2	62.6	923
	May	561	2.89	4.64	114.0	127.7	384.7	5.1	63.2	928
	June	561	2.89	4.64	114.4	128.2	387.4	5.2	63.7	928
	July	561	2.89	4.64	115.1	128.4	392.1	5.3	64.5	941
	August	561	2.89	4.64		128.0	392.9	5.2	64.4	945
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
August 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.5	123.3	67.7	5.8	65.0	829
	February	595	3.14	5.24	117.9	124.6	67.2	7.1	65.3	835
	March	581	3.14	4.99	117.9	125.1	68.0	7.5	66.3	830
	April	570	3.14	4.79	118.4	125.9	68.6	7.3	66.8	831
	May	570	3.14	4.79	118.4	126.5	69.3	7.1	67.3	836
	June	570	3.14	4.79	118.8	126.9	69.0	6.5	66.5	851
	July	570	3.14	4.79	118.7	126.5	68.8	6.3	66.1	856
	August	570	3.14	4.79	119.1	126.5	68.2	6.2	65.4	872
	September	570	3.14	4.79	119.3	126.7	67.7	6.9	65.5	888
	October	570	3.14	4.79	119.4	126.8	67.8	6.9	65.4	898
	November	570	3.14	4.79	119.6	126.3	68.7	6.5	66.0	887
	December	570	3.14	4.79	119.8	125.4	69.6	6.2	66.7	876
2015	January	570	3.14	4.79	119.7	125.3	71	6.0	67.5	858
	February	567	2.89	4.74	120.1	126.2	72.7	5.5	69.0	856
	March	567	2.89	4.74	120.3	127.1	74.1	5.4	70.2	854
	April	561	2.89	4.64	120.6	126.9	73.3	5.2	69.3	861
	May	561	2.89	4.64	121.0	127.7	70.5	5.7	67.0	863
	June	561	2.89	4.64	121.5	128.2	68.1	6.1	65.0	863
	July	561	2.89	4.64	121.9	128.4	67.4	7.0	64.8	866
	August	561	2.89	4.64		128.0	67.7	7.0	65.1	858
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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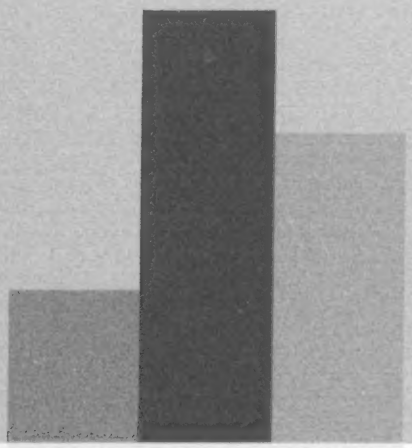

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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